

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Bethel Community Park/YMCA Project Update

Meeting Date: October 21, 2013
Department: Public Works
www.eugene-or.gov

Agenda Item Number: A
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ISSUE STATEMENT

This work session will provide an update on revisions to the Bethel Community Park Master Plan that were completed in 2012 that enable a new YMCA community center facility to be constructed in the park. No action is being requested of the Council at this time.

BACKGROUND

The Eugene Family YMCA approached the City of Eugene Parks and Open Space Division and the Recreation Division in 2009 with a proposal to expand their services in the Bethel area by building and operating a new facility in Bethel Community Park. Because this area did not have a community center and recreation services that meet the growing needs of the area, and the City did not have sufficient resources to offer comparable services to that area in the foreseeable future, the Parks and Open Space & Recreation Divisions felt the proposal merited consideration. As a result, the POS Division agreed to conduct a park planning process to evaluate the proposal and involve the community in reviewing options for amending the Master Plan for the park. POS held a series of four public meetings and four web-based surveys to gather public feedback from more than 650 community members.

The original Master Plan for Bethel Community Park included a future community center of approximately 10,000 square feet. While this is an average size for City-run community centers that typically serve specific user groups (seniors or children or families, etc.), a full-service community center like a YMCA would require closer to 65,000 square feet and a significant additional number of parking spaces to accommodate all users. The larger building size and additional parking necessitated revisions to the Master Plan for the park.

Based on the extensive community input, a revised Master Plan was approved by the Parks and Open Space Division in January of 2012, which provides a site adequate for the YMCA facility on the west side of the park, next to Legacy Street (see diagram, Attachment A). Additional information regarding the Master Plan revisions and the public involvement process is available on the project website at www.eugene-or.gov/bethelpark.

Future development in Bethel Community Park must also comply with a Conditional Use Permit (CUP) currently on file with the City Planning and Development Department. Including a

relocated, larger community center in the park will require either a modification of the existing CUP approval or a new CUP approval. Parks and Open Space staff will work with the Eugene Family Y and their contractors to update the existing CUP consistent with changes in the updated Park Master Plan. Prior to embarking on the land use approval process, and assuming the substantial costs associated with that process, the Y has asked the City to enter into a long-term agreement to lease the identified site to be used for the Y facility. The lease will be the topic of a future council work session.

RELATED CITY POLICIES

The Parks, Recreation and Open Space Project and Priority Plan, adopted by the council in May 2006, lists the following as a Priority 5 project: "Provide major community center on west side of Beltline to serve Bethel." Priority 5 projects were defined as "projects that realize the community's long-range vision for parks, open space, recreation programs and services, but are not anticipated to be completed within the next 20 years."

The council's goal of "Effective, Accountable Municipal Government" and the related outcome of "Public engagement that involves the community broadly" applies to this project. The Parks and Open Space Division led an extensive public process involving hundreds of community members in making the decision to allow a larger community center in Bethel Park.

COUNCIL OPTIONS

No action is required at this time.

CITY MANAGER'S RECOMMENDATION

No recommendation.

SUGGESTED MOTION

No motion is required.

ATTACHMENTS

A. Revised Master Plan Diagram

FOR MORE INFORMATION

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